



COMMISSION MEMBERS PRESENT: D. Driver, J. Hewitt, J. Kis, F. Leonard, R. Underhill & J. Maier

COMMISSION MEMBERS ABSENT: R. McCluskey

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin

1. Call to Order

The meeting was called to order at 1:00pm by D. Driver.

2. Public Comment – None

3. Approval of the November 18 & December 7, 2015 Meeting Minutes

J. Maier motioned, J. Hewitt seconded to approve the November 18th, 2015 meeting minutes. Motion carried 6-0.

J. Hewitt motioned, J. Kis seconded to approve the December 7th, 2015 meeting minutes. Motion carried 5-0-1 with J. Maier abstaining.

**4. Site Plan Request for Brooks Tractor located at 1609 SE Frontage Road
Tax Parcel # 151-03-22-18-020-020 | Brooks Incorporated Owner/Kapur & Assoc. Applicant
Representative - Lewis Brooks – 1900 West Main Street, Sun Prairie, WI**

BACKGROUND:

The applicant is proposing development of a 29,775 square foot John Deere/Hitachi tractor sales and service facility located north of the Antique Castle property along I-94, south of STH 20. Staff has been working closely with the applicant since June 2014. The applicant originally sought and obtained preliminary approval for the recycled asphalt surface (to be used on the rear portion of the property) at the October 22, 2014 plan commission meeting. The plan commission subsequently approved a rezone for the property at the February 18, 2015 meeting. Following the rezone approval, the Community Development Authority and Village Board approved a TID No. 1 Development Agreement on February 23, 2015 to facilitate financing for a water main extension to serve the property. This water main project was completed by the Racine Water Utility in October 2015.

The main building includes offices, showroom space, a wash bay and indoor service area. Besides the main building, the site will also include a smaller 5,000 square foot cold storage building. Both buildings consist of similar building materials including precast concrete panels, composite metal panels, and inset architectural metal paneling. Attached are multiple color renderings that convey the quality of the proposed facility.



RECOMMENDATION:

Village Staff recommends approval of the proposed Brooks Tractor site plan, elevations, landscape plan, and photometric plan (*Site Plan by Kapur & Associates – dated 11.09.2015, Elevations by DM Architecture – dated 09.15.2015, Landscape Plan by John Henderson, RLA – dated 10.16.2015, and submitted Photometric Plan – Cree lighting specifications*) with the following conditions:

1. The applicant shall make their best effort to solidify a right-of-way reservation/dedication needed at the northwest and northeast corners of the property per the Wisconsin DOT approved re-alignment of the SE Frontage Road. This right-of-way issue shall be coordinated and resolved between the Village, DOT, and adjacent property owner prior to the issuance of any building permits.
2. Any modifications to the site or landscape plans associated with the conditions of the Wisconsin DNR approved wetland statewide general permit shall be reviewed and approved by staff prior to issuance of any fill or building permits.
3. The elevations shall be modified to reflect the accurate number of loading bays on the north and south elevations of the main building. See note on sheets a2 and a3.
4. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
5. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
6. All trash receptacles shall be contained within the building or a staff approved dumper enclosure. Should an enclosure be incorporated, the entire enclosure (including gate) shall match the building materials and building colors of the principle structure.
7. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
8. All proposed windows shall be vision glass to maximize natural light entering the building.
9. Any roof top mechanical units shall be screened to minimize the visual appearance from any public roads or from within the site.
10. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire hydrant and fire sprinkler system



plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.

11. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
12. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
13. All utilities shall be constructed underground.
14. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
15. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9' in height and shall be setback off the property line a distance equal to the height of the sign. One 35' pylon sign will be allowed for the project as it is within 500' of Interstate 94.

FISCAL NOTE: The project will contribute to additional tax base within Tax Increment District No. 1 with an expected value of \$3.5 million and create 15 new jobs (average salary \$53k).

J. Kis motioned, J. Hewitt seconded to approve the Brooks Tractor site plan based on the listed 15 conditions. Motion carried 6-0.

J. Kis mentioned that he would be abstaining from motions related to the Kwik Trip rezone, site plan, and certified survey map as he is the banker of the property owner and has a family related financial conflict of interest related to the development of one of the parcels.

5. **Rezone Petition RZ-09-15 located at 4918/4924/5000 Spring Street
Tax Parcels # 151-03-22-12-031-000, 151-03-22-12-362-000 & 151-03-22-12-360-000
Eagle of SE Wisconsin, LLC Owner/Kwik Trip, Inc. Applicant
Representative: Troy Mleziva – Real Estate Director – Kwik Trip**

BACKGROUND:

The applicant requests permission to rezone approximately 1.86 +/- acres from AUH (Agriculture-Urban Holding) to B-2 (Community Business) to construct a Kwik Trip convenience store and fueling facility. This rezone is in conjunction with the Eagle of SE Wisconsin LLC certified survey map as well as the Kwik Trip site plan. Also, the rezone to B-2 Commercial is in alignment with the 2035 Comprehensive Land Use Plan as amended in January 2014.



RECOMMENDATION:

Village Development Staff recommends approval of RZ-09-15 as it aligns with the 2035 Village of Mount Pleasant Comprehensive Land Use Plan and will allow for additional commercial development at the NW corner of Spring Street/STH 31.

J. Maier motioned, R. Underhill seconded to approve RZ-09-15. Motion carried 5-0-1 with J. Kis abstaining.

- 6. Site Plan Request for Kwik Trip located at 4924 Spring Street
Tax Parcels # 151-03-22-12-031-000, 151-03-22-12-362-000 & 151-03-22-12-360-000
Eagle of SE Wisconsin, LLC Owner/Kwik Trip, Inc. Applicant
Representative – Troy Mleziva – Kwik Trip**

BACKGROUND:

The applicant is proposing development of a 6,000 SF Kwik Trip convenience store with an adjacent auto fueling canopy. The store will include sales of fresh meat, produce, bread, and other grocery items, as well as hot and cold prepared food and beverages.

The building is positioned such that the front of the store faces east, with all refuse and outdoor ice vending tucked along the northern façade/northwest corner of the site. All façades consist of mainly red and tan brick with minor stucco accents. The roofing is a green standing seam metal material similar to the two newer Kwik Trip locations in Oak Creek, WI. Proposed stormwater management for the project is facilitated by an underground pipe storage system. Construction is expected in 2016 with an expected value of approximately \$2 million. As an added note, there would be approximately 20-25 new jobs associated with the project with an annual total payroll above \$500,000.

RECOMMENDATION:

Village Staff recommends approval of the proposed Kwik Trip site plan, elevations (building, fuel canopy, and dumpster enclosure), landscape plan, and photometric plan (*Site Plan by Insites – dated 11.06.2015, Elevations – submitted & received 11.17.2015, Landscape Plan by Insites – dated 11.06.2015, and Photometric Plan by Czarnecki Engineering Inc.– dated 10.20.2015*) with the following conditions:

1. The applicant shall construct an eastbound left turn lane within the CTH C/Spring Street median to enter the western most access point of the project. Coordination and permitting for this installation shall be obtained from and approved by Racine County Public Works. The applicant shall provide an approval letter and copy of permits for all improvements within the CTH C right of way prior to the issuance of any building permits.
2. The applicant shall close the existing median opening providing left turn access to the eastern site driveway along CTH C/Spring Street. This median opening is within



the existing eastbound CTH C left turn lane to northbound STH 31. The western access median opening shall remain open at this time (see condition 1 above and letter from Racine County Public Works dated October 29, 2014 to WisDOT).

3. At the time of any additional commercial development directly west of the Kwik Trip site, an east-west cross access easement shall be recorded to provide connectivity of the Kwik Trip site to the future north-south road approximately 210 +/- feet to the west.
4. All modifications within the CTH C right-of-way shall be completed and restored prior to the issuance of an occupancy permit for the Kwik Trip facility.
5. The applicant shall record a cross access agreement between Lots 1 and 2 of the proposed CSM prior to issuance of any fill or building permits.
6. A continuous five (5) foot wide concrete sidewalk shall be constructed along the project's entire Spring Street frontage prior to issuance of a certificate of occupancy.
7. All proposed windows shall be vision glass to maximize natural light entering the building. The elevations shall be modified to incorporate added spandrel glass windows along the southern (left) and western (back) elevations to further break up the elevations. Final modified elevations shall be reviewed/approved by staff prior to the issuance of a building permit.
8. Any trees denoted as existing on the landscape plan that may be damaged or removed during construction shall be replaced with a similar species prior to occupancy. Replaced trees shall be a minimum 2.5" caliper (deciduous) or minimum 6' planting height (coniferous).
9. All freestanding lights shall not exceed 20' in total height from ground to top of luminaire. All freestanding and wall pack luminaires shall include cut-off provisions to preclude off-site lighting impacts. The concrete bases of freestanding lights shall remain as an unpainted, natural concrete finish.
10. Any on-site guard rails or hand rails shall be colored or painted to compliment the building façade materials and color.
11. All trash receptacles shall be contained within the proposed dumpster enclosure. The enclosure (including gate) shall match the building materials and building colors of the principle structure.



12. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire hydrant and fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.
13. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
14. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
15. All utilities shall be constructed underground.
16. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.
17. Any signage for the facility shall require a future sign permit submittal for staff review/approval. Monument signs are not to exceed 9' in height and shall be setback off the property line a distance equal to the height of the sign.

L. Martin added condition #3 regarding a future east-west cross access to be recorded at the time of future commercial development to the west. Final wording will be worked out in the approval letter (see condition 3).

J. Hewitt motioned, F. Leonard seconded to approve the Kwik Trip site plan subject to the 17 (16 original and added #3) listed conditions. Motion carried 5-0-1 with J. Kis abstaining.

7. Eagle of SE Wisconsin, LLC Certified Survey Map Request (Kwik Trip) located at 4918/4924/5000 Spring Street (CSM-11-15) | Tax Parcels # 151-03-22-12-363-000, 151-03-22-12-031-000, 151-03-22-12-362-000 & 151-03-22-12-360-000 | Eagle of SE Wisconsin, LLC Owner/Catalyst Commercial Development Applicant

BACKGROUND:

The applicant wishes to combine and re-delineate 4 existing lots into a two lot CSM to facilitate the proposed Kwik Trip development at 4924 Spring Street. Lot 1 totals 1.816 acres and includes the existing shopping center at 4900 Spring Street. Lot 2 totals 1.557 acres and would host the future Kwik Trip.

RECOMMENDATION:

Village Development Staff recommends approval of the Eagle of SE Wisconsin LLC certified survey map subject to the following conditions:



1. The face of the C.S.M. shall be modified to include restricted access for all frontages along Spring Street and STH 31 except for the existing access drive on STH 31 and the two existing access drive locations on Spring Street.
2. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
3. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
4. The landowner shall provide a copy of the recorded C.S.M. to the village community development department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Hewitt motioned, J. Maier seconded to approve the CSM subject to the 4 listed conditions. Motion carried 5-0-1 with J. Kis abstaining.

**8. Site Plan Amendment for Abandoned Haunted House located at 2825 SE Frontage Road
Tax Parcels # 151-03-22-16-014-000 & 151-03-22-16-014-100 | Stephens Applicant
Representative: Corey Stephens – 390 Royal Stone Ct - Cedarburg**

BACKGROUND:

The Plan Commission, at its February 16, 2011 meeting, approved the Abandoned Haunted House as a temporary use allowed to operate between September 10 and November 1 annually. Since the initial approval, the business has seen great success and even garnered attention for the Village in the Wall Street Journal in 2014. The business was also ranked #1 haunted House in southeastern Wisconsin by the Milwaukee Business Journal in 2015. The owner is now seeking approval for an outdoor paintball gallery, a haunted corn maze (the “Stalker Haunted Cornfield”), and additional seasonal grass parking.

As part of the I-94 reconstruct project, the Wisconsin Department of Transportation (WisDOT) has acquired land and completed mass grading east of the haunted house for the future relocation/realignment of the I-94 Frontage Road. Due to this realignment and the work already performed by WisDOT, the applicant has purchased additional land east of the facility to connect the site to the future Frontage Road alignment. As part of this purchase, the owner negotiated with WisDOT to determine long term access to the property once that new road is constructed. For the 2015 season, visitor vehicles entered the grass parking area through a driveway on the existing frontage road and exited via two newly installed driveways/culverts on Old Highway 11 (See Existing Site Plan). Once WisDOT builds the new frontage road (scheduled for 2018 or later), access for the haunted house public/visitor parking area will be modified to have one entrance on the new Frontage Road and two exits at their current locations on Old Highway 11. Simultaneously, the old frontage road west of the property will be removed and replaced with one employee entrance off the new Frontage Road north of the current building (See Proposed Site Plan).



Attached you will find photos of the site, site plans for the current and future site/access points, and photo examples of the installations for the haunted cornfield. Also attached is a narrative provided by the applicant outlining specifics of the project.

RECOMMENDATION:

Village Staff recommends approval of the proposed amendments to the Abandoned Haunted House site plan (*site plans by Nielsen Madsen & barber SC – dated 11.11.2015*) with the following conditions:

1. The abandoned haunted house temporary use shall be limited to operation from September 10th and to November 1st annually. Any extension of operational days, expansion of use on the subject property, or additional exterior modifications shall require additional review/approval by the Village Plan Commission.
2. The applicant shall provide written State of Wisconsin Department of Transportation documentation verifying access locations to the future Frontage Road. The state documentation shall also outline the tentative schedule for completion/opening of the relocated road. The state documentation shall be provided to the Village prior to issuance of any permits or the start of the 2016 season.
3. All temporary scenes or structures installed as part of the haunted cornfield shall be installed no earlier than September 10th annually and removed and stored indoors or offsite no later than November 30th annually. No structure shall exceed 15 feet in height. Plans for all structures shall be reviewed annually by the Village Building Department.
4. All temporary parking layout stakes, signs, and rope/wire shall be installed no earlier than September 10th annually and removed and stored no later than November 30th annually.
5. Any additional modifications to the interior of buildings on the property shall require building and fire department review and approval. All modifications shall be in compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce with any questions.
6. Submission/approval of a final grading and storm water drainage plan prepared by a professional engineer prior to issuance of any permits for the installation of the future driveway access points along the new Frontage Road.

J. Maier motioned, J. Kis seconded to approve the site plan amendment for the Abandoned Haunted House subject to the 6 listed conditions. Motion carried 6-0.



9. Site Plan Amendment for Boucher Chevrolet (showroom) located at 8600 Washington Ave. Tax Parcel # 151-03-22-15-048-520 | Professional Consultants Inc. Applicant Representative: Chad Kemnitz – 300 Cottonwood Ave, Heartland. WI

BACKGROUND:

Over the last several years, the Plan Commission has approved a couple modifications for the Boucher Chevrolet dealership. In 2008, the showroom was modified to its current design to meet General Motors franchise requirements. Subsequently, in 2012 a 14,800 square foot addition was approved to extend the service area north of the building. Various signage modifications have also occurred in the last couple years. The applicant is now seeking a rebuild of the current showroom. General Motors, as part of the Legacy Renovation Program, is requiring modifications within the interior of the building and showroom. Due to the condition of the exiting showroom structure and some snow/ice issues with the current design, it was decided to remove and rebuild the entire showroom and add some additional square footage (see attached letter for additional information). The proposed rebuild includes similar materials and the same colors as the existing showroom, and pulls together a cohesive roofline and design for the entire facility. No landscaping or lighting modifications are proposed at this time.

RECOMMENDATION:

Village Staff recommends approval of the proposed site plan and elevations (*Site Plan by TDI Associates Inc. - dated 11.11.15, Elevations by TDI Associates Inc. – dated 11.11.15*) with the following conditions:

1. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits. Please contact Tony Beyer, Village Utility Manager to discuss requirements associated with the proposed addition.
2. The site plan shall be modified to include additional detail for the entrance and pavement around the front (south) of the facility. The final parking layout and entrance sidewalk/curbing shall be reviewed and approved by Village Development/Engineering staff prior to the issuance of any building permits.
3. All rooftop drainage and downspouts shall be connected to an underground storm water system. No sheet flow of rooftop drainage across pavement shall be allowed.
4. The rear face of any parapet walls shall be painted to match color of front-side material or wrapped with façade material to match.
5. Any roof top mechanical units shall be screened or shall be located on the ground level and screened with landscaping to minimize the visual appearance from any public roads



or from within the site.

6. Any wall pack luminaires on the showroom/addition façade shall include cut-off provisions to preclude off-site lighting impacts. Any modification to site pole lighting shall require submittal of a photometric lighting plan for staff review/approval.
7. Any on-site guard rails or hand rails shall be painted to compliment the building façade materials and color.
8. Proposed windows and doors on the elevations shall be vision glass to allow natural light to enter the facility.
9. Compliance with State/local building and fire code(s). Please contact South Shore Fire Department Division Chief Mark Pierce regarding fire sprinkler system plan requirements. Mount Pleasant Village fire code requires the submission and approval of fire sprinkler system plans prior to submission of state approved building plans/village building permit. An early start permit may be issued to facilitate site work and grading prior to full plan submittal.
10. All utilities shall be constructed underground.

IMPACT FEES

11. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

SIGNAGE

12. All wall signage shall be constructed of channel letters. Any signage for the facility requires a future sign permit submittal for staff review/approval

J. Kis motioned, J. Maier seconded to approve the site plan amendment for Boucher Chevrolet subject to the 12 listed conditions. Motion carried 6-0.

**10. Funk Certified Survey Map Request located at 10720 Washington Avenue (CSM-12-15)
Tax Parcel # 151-03-22-17-004-000 | Joanne C. Funk Family Trust Applicant**

BACKGROUND:

The landowner wishes to divide the existing 63.01 +/- property for estate planning purposes. The existing home and outbuildings would be contained within the proposed Lot 1, totaling 1.958 +/- acres. The entire property is currently zoned AG Agriculture and is represented as commercial and environmental corridor on the 2035 Comprehensive Land Use Plan.



RECOMMENDATION:

Village Development Staff recommends approval of the Funk certified survey map subject to the following conditions:

1. The Village approval signature date on Sheet 3 shall be modified from “2015” to “2016”.
2. Payment of any outstanding assessments, taxes or right of recovery is required prior to the Village Clerk signing of the C.S.M.
3. The applicant shall record the Village Board approved C.S.M. with the Racine County Register of Deeds within thirty (30) days of Village Board approval.
4. The landowner shall provide a copy of the recorded C.S.M. to the village community development department within 60 days of Village Board approval or a new C.S.M. application and fee shall be required.

J. Kis motioned, J. Hewitt seconded to approve the Funk certified survey map subject to the 4 listed conditions. Motion carried 6-0.

11. Commissioner & Staff Reports

L. Martin mentioned that a ribbon cutting event will be coming shortly for the Firehouse Subs.

12. Adjournment

J. Maier motioned, J. Kis seconded to adjourn at 2:01 p.m. Motion carried unanimously.

*Next meeting is scheduled for ***Wednesday, January 20, 2016 at 1:00 p.m.***

Cc: K. Wahlen L. Martin M. Pierce L. Hannula
B. Sasse T. Beyer D. McHugh S. Houe